



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION

DIVISION III STAFF REPORT

FEBRUARY 11, 2008

VISTA ROYAL

#08-3

Public Hearing for Vista Royal located at 2307 and 2291 North State Highway 265 in the Branson Township, Sec. 3 Twp. 22 Rng. 22.

The applicant, JAS, LLC requests approval to construct condominiums.

History: Approved for Concept January 22, 2008.

General Description: The subject property contains 2.70 acres and is located off St. Hwy. 265 between a Doctors office and a real estate office. The adjoining properties to the request consist of commercial and residential.

Review: The proposed site will consist of 5 buildings with 49 units. Access will be from St. Hwy. 265. The project will be serviced by Branson City Sewer and water.

Summary: If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that includes plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts and MoDot (Chapter VI-VII)
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B)
5. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).